

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Incredible scope and opportunity to extend (stpp)
- \* Three well proportioned bedrooms
- \* French patio doors to rear garden off master bedroom
- \* Recently refitted shower room
- \* Spacious, dual aspect lounge with sliding doors
- \* Imposing fitted breakfast kitchen and pantry
- \* Deep and welcoming entrance hall with porch
- \* Room in roof with dormer window
- \* Delightfully presented fore and rear gardens
- \* Attractive, large single garage



***209 EACHELHURST ROAD, WALMLEY, B76 1EA ~ Offers around £420,000***

Rarely does the opportunity arise to purchase a property with such vast potential and scope, being delightfully presented & occupying an enviably large plot, this beautifully presented, three bedroomed, freehold bungalow is set back from Eachelhurst road with no onward chain. The local area benefits from public parks, a golf course, shopping amenities and facilities in Walmley village, as well as readily available bus services. Further comprehensive shopping can be obtained via a short drive into Wylde Green, Minworth and the Fort. Excellent educational opportunities surround the property's proximity and caters to all ages, ensuring suitability for all types of prospective purchasers. Complimented by gas central heating and PVC double glazing, (both where specified), a house alarm together with room in a roof, having the potential to create a spectacular master with en-suite and further double bedroom will captivate the imagination of many and therefore should be viewed to fully appreciate the opportunity on offer (subject to necessary planning permissions). Currently the property briefly comprises: Porch, deep and welcoming entrance hall having doors off to a spacious, dual aspect lounge with sliding doors to rear garden, an imposing fitted breakfast kitchen, shower room and three bedrooms with the master and second being considerable doubles. French doors open from the master and give access to rear garden. Externally, a paved drive with a mixture of gravel and well maintained lawn leads to side, bi-folding garage doors give access to a large, single space having a door to rear garden, paved patio and appealing lawn with mature, well-stocked borders line the perimeter. To gain full advantage of everything this incredible home has to offer, we highly recommend internal inspection.

Set back from the road behind a brick built wall having lawn, gravel and side paved drive, access is gained into the accommodation via a PVC double glazed obscure door with windows to side, into:

#### **PORCH:**

An internal front door gives access to:

#### **ENTRANCE HALL:**

Doors radiate to family lounge, spacious kitchen, shower room, bedrooms one, two and three, as well as storage, radiator, door back to porch.

#### **SPACIOUS LOUNGE: 14'10 x 12'3:**

PVC double glazed windows to side having sliding patio doors leading to rear garden, gas coal-effect fire set on a tiled hearth having wooden cabinet surround and mantel over, radiator, door back to hall.

#### **ATTRACTIVE FITTED BREAKFAST KITCHEN: 11'6 x 11'3:**

PVC double glazed window to side having obscure door giving access to side of accommodation, matching wall and base units with integrated washing machine and oven with grill over, recess for free-standing fridge / freezer, roll edged work surfaces with one and a half sink drainer unit and four ring gas hob having extractor canopy over, tiled splashbacks, space for dining table and chairs, door leads to pantry, access to boiler, door leads back to hall.

#### **BEDROOM ONE: 13'3 x 9'11:**

PVC double glazed patio doors having windows to side, lead to rear, radiator, space for double bed and complimenting suite, door back to hall.

#### **BEDROOM TWO: 14'7 x 9'11:**

PVC double glazed window to fore, radiator, space for double bed and complimenting suite, door back to hall.

#### **BEDROOM THREE: 9'11 x 6'10:**

PVC double glazed window to fore, radiator, door back to hall.

#### **SHOWER ROOM:**

PVC double glazed obscure windows to side, suite comprising walk-in shower cubicle with glazed splash screens to side, vanity wash hand basin and vanity low level WC, radiator, panelled splashbacks, door back to hall.

#### **REAR GARDEN:**

A paved patio leads from lounge and bedroom one, and gives access to lawn, mature, well-stocked borders line the perimeters and give access back into the accommodation via lounge, bedroom one, kitchen and access given to:

#### **GARAGE: (Please check the suitability for your own vehicle use)**

Bi-folding doors give access to drive, single door gives access back into garden.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

**TENURE:** We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** D

**FIXTURES & FITTINGS:** As per sales details.

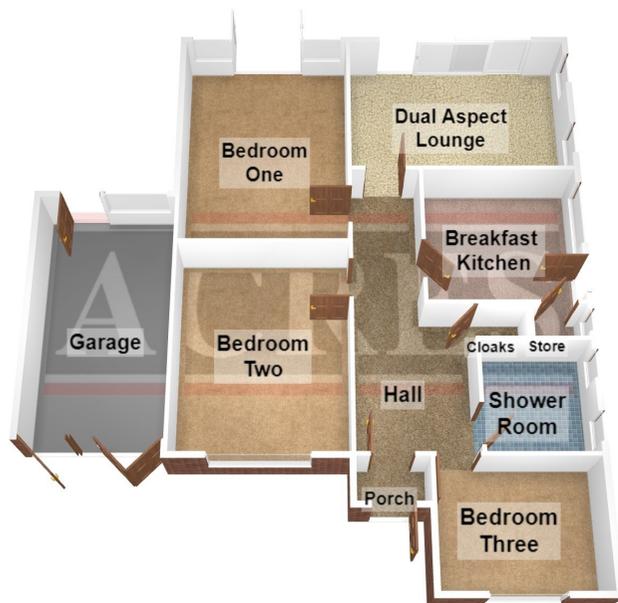
**VIEWING:** Recommended via Acres on 0121 313 2888



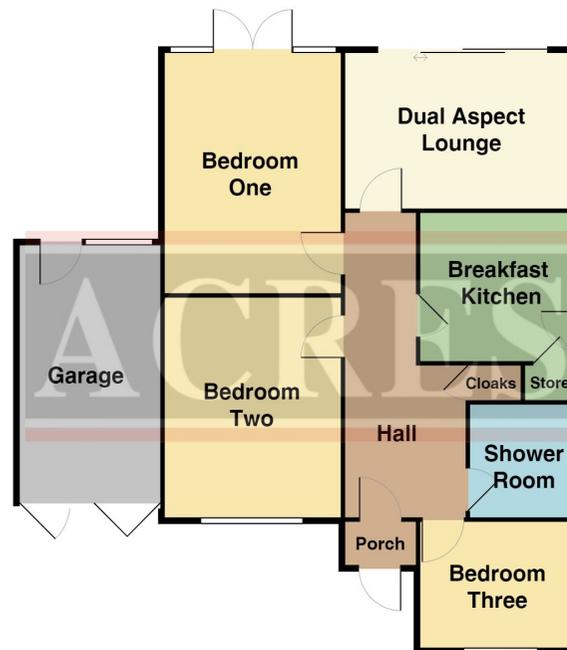
Eachelhurst Road, Walmley, B76 1EA



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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		